



Land-Use Annual Report 2005



Prepared By
St. Louis County Planning Department

About the Report

The report provides an overview of residential and commercial land-use activity by areas that are administered by St. Louis County. The report highlights permit type, variances, conditional-use permits, plats, rezonings, land-use plans, and others related to both lakeshore and non-lakeshore areas.

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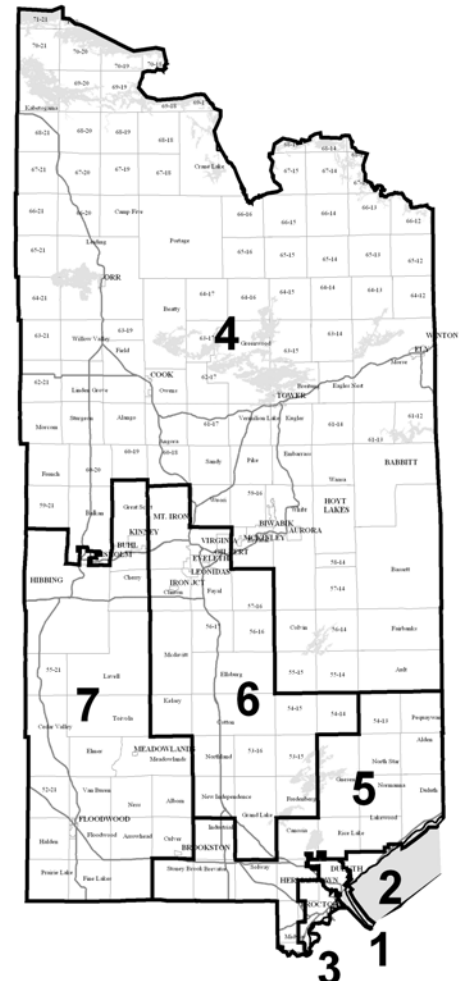




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A Message From the Planning Department

Thank you for investing in St. Louis County and making it your place to live, work, play, and relax.

It is the goal of the Planning Department to serve the public in the highest level of service and professionalism. Our role is to conduct land-use permitting, assist communities in long-range planning efforts, maintain zoning regulations, improve communities infrastructure, and attain other county goals.

St. Louis County is the largest county jurisdiction east of the Mississippi River, with over 6,860 square miles of scattered cities, lakes, resorts, and wilderness. The county has over 1,000 lakes, over 100 jurisdictions, thousands of miles of trails, and hundreds of parks that provide recreational opportunities to both residents and tourists. Its natural beauty is reflected by the fact that it is one of the top counties in the nation with almost 10% of the residential housing stock as seasonal and recreational property.

With this diversity and the daily expansion of technology, the Planning Department is continually improving communication efforts and streamlining the permitting process to assist property owners in getting projects started in a timely manner once permits are submitted. We strive to be accessible, provide quick and relevant information, and assist residents to the highest level of satisfaction possible through a one-stop efficiency.

In order to help residents further improve or develop both residential and commercial property, the Planning Department has developed a series of print and web publications and applications to help guide project planning.

These **print and web publications and applications** can be accessed through the Planning Department's website, by calling us for assistance, or visiting one of our offices.

Sincerely,
Barbara Hayden
St. Louis County Planning Director

County Web-Site
www.co.st-louis.mn.us
Email Questions to:
planninginfo@co.st-louis.mn.us

Land-Use Administration

Land-Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

The Physical Planning Division

The St. Louis County Planning Department's Physical Planning Division has two main functions:

1. Administration and enforcement of land use zoning regulations and associated permitting requirements;
2. Working with other county departments and jurisdictions to conduct planning studies and analyses.

The goal of the Physical Planning Division is to streamline regulatory activities to be more "customer friendly" without sacrificing land use integrity. The Planning Department has offices in Duluth and Virginia.

Duties of Division

- Review development proposals
- Review, approve and enforce zoning
- Make recommendations to the County Board on land use plans, rezonings, and amendments to ordinances
- Review subdivision plats
- Issue land use permits
- Conduct environmental review
- Assist with county water planning
- Provide staff to Planning Commission (PC) and Board of Adjustment (BOA)
- Guide land use planning process
- Coordinate inter-agency/inter-jurisdictional planning activity
- Administer wetland and shoreland regulations

St. Louis County's Zoning Ordinance

The St. Louis County Zoning Ordinance establishes a comprehensive land use regulation for that portion of St. Louis County outside the incorporated limits of municipalities to promote the health, safety, and general welfare of the inhabitants.

The county is divided into land use zones. In each zone there are regulations for permitted uses of land and the



placement of all structures. The ordinance is intended to encourage the most appropriate use of land in the county, and to recognize and preserve the economic and environmental values of all lands within the county.

Land use ordinances and regulations were written and approved by residents as a "tool" to protect and manage existing and future resources and communities.

Land use regulations strive to balance the protection of natural resources, provide opportunities for economic growth, guard private property owner rights, and ultimately encourage the most appropriate use of the land.

With the county's vast size also comes varying and overlapping laws and ordinances to regulate the use of land that the county must adhere to.

Ordinances, Statutes, Plans Enforced by St. Louis County Planning Department

St. Louis County	Adopted	Amended
Zoning Ordinance #46	February 16, 1993	August 16, 1993 March 23, 1998 November 1, 2000 July 1, 2003
Comprehensive Land Use Plan Ordinance #27	December 27, 1977	
Subdivision Regulations Ordinance #33	July 13, 1993	
Floodplain Management Ordinance #43	February 19, 1992	
Comprehensive Wetland Protection and Management Plan	March 9, 1999	

Land-Use Administration

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land-Use Administration

Ordinances, Statutes, and Plans

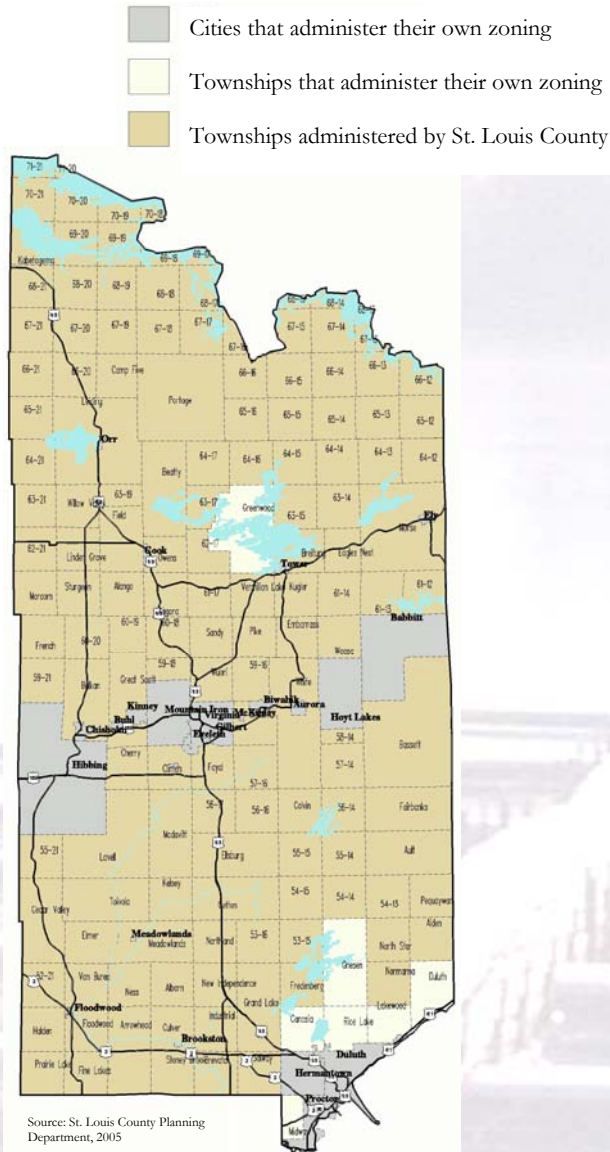
The St. Louis County Planning Department Physical Planning Division administers state, federal and local regulations pertaining to land use. Below are some examples of ordinances and statutes the Planning Department administers.

Administration of Zoning

The St. Louis County Planning Department administers zoning regulations in areas designated below.

There are various cities and townships across St. Louis County that administer their own zoning. Mainly these areas are urban in nature, whereas the county administers many rural areas and shoreland areas.

Administration of Zoning St. Louis County 2005



Cities and Townships That Administer Their Own Zoning

Cities	Phone	Web Site
Aurora	(218) 749-2912	www.ci.aurora.mn.us
Babbitt	(218) 827-2188	www.babbitt-mn.com
Biwabik	(218) 865-4183	www.cityofbiwabik.com
Brookston	(218) 453-5541	na
Buhl	(218) 258-3226	na
Chisholm	(218) 254-7900	na
Cook	(218) 666-2200	na
Duluth	(218) 723-3305	www.ci.duluth.mn.us
Ely	(218) 365-3224	na
Eveleth	(218) 744-2501	www.evelethmn.com
Floodwood	(218) 476-2751	www.floodwood.govoffice.com
Gilbert	(218) 748-2232	www.gilbertmn.org
Hermantown	(218) 729-3600	www.hermantownmn.com
Hibbing	(218) 262-3486	www.hibbing.mn.us
Hoyt Lakes	(218) 225-2344	www.hoytlakes.com
Iron Junction	(218) 744-4389	na
Kinney	(218) 258-3836	na
McKinley	(218) 749-5313	na
Meadowlands	(218) 427-2565	na
Mountain Iron	(218) 735-8446	www.mtniron.com
Orr	(218) 757-3288	www.orrnm.com
Proctor	(218) 624-4055	na
Tower	(218) 753-4070	na
Virginia	(218) 748-7500	www.virginiamn.us
Winton	(218) 365-5941	na
Townships		
Canosia	(218) 729-7357	www.cpinternet.com/~canosia/
Duluth Twp.	(218) 728-4293	www.duluthtownship.org
Gnesen	(218) 721-4796	na
Greenwood	(218) 290-1132	na
Lakewood	(218) 525-2245	na
Midway	(218) 726-2479	na
Rice Lake	(218) 721-5001	na
All Other Areas		
St. Louis County	(218) 725-5000	www.co.st-louis.mn.us

Land-Use Administration

Land-Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

The St. Louis County Planning Department administers zoning regulations in townships and unorganized areas throughout the county

■ What is a Comprehensive Land-Use Plan

The County and townships across St. Louis County have developed and updated comprehensive land-use plans for their particular areas through a broad consensus building process whereby citizens and stakeholders form a vision for how land will be utilized and developed.

The purpose of the Comprehensive Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of an area. Once this set of guidelines and policies are set, a zoning map is developed and maintained by St. Louis County.

Comprehensive plans can address many areas of concern by residents such as: land uses, housing, commerce, industry, recreation, open spaces, agriculture, timber production, public utilities, public facilities, and other land uses to accommodate future growth.

In addition, provisions must be made for the protection of the quality and quantity of groundwater used for public water supplies, and the plan must address surface water (i.e., drainage, flooding, and storm water run-off).

■ Who Develops Comprehensive Land-Use Plans

Townships generally initiate comprehensive land-use plans, with citizen involvement being the center piece of any planning effort.

Land-use plans are the compilation of community ideas by all stakeholders that have evolved over several years of discussion, thought, input, debate, examination and study.

The final plan reflects a community consensus of land uses and is implemented through zoning ordinances.



Land-Use Administration

Planning Commission

Board of Adjustment (BOA)

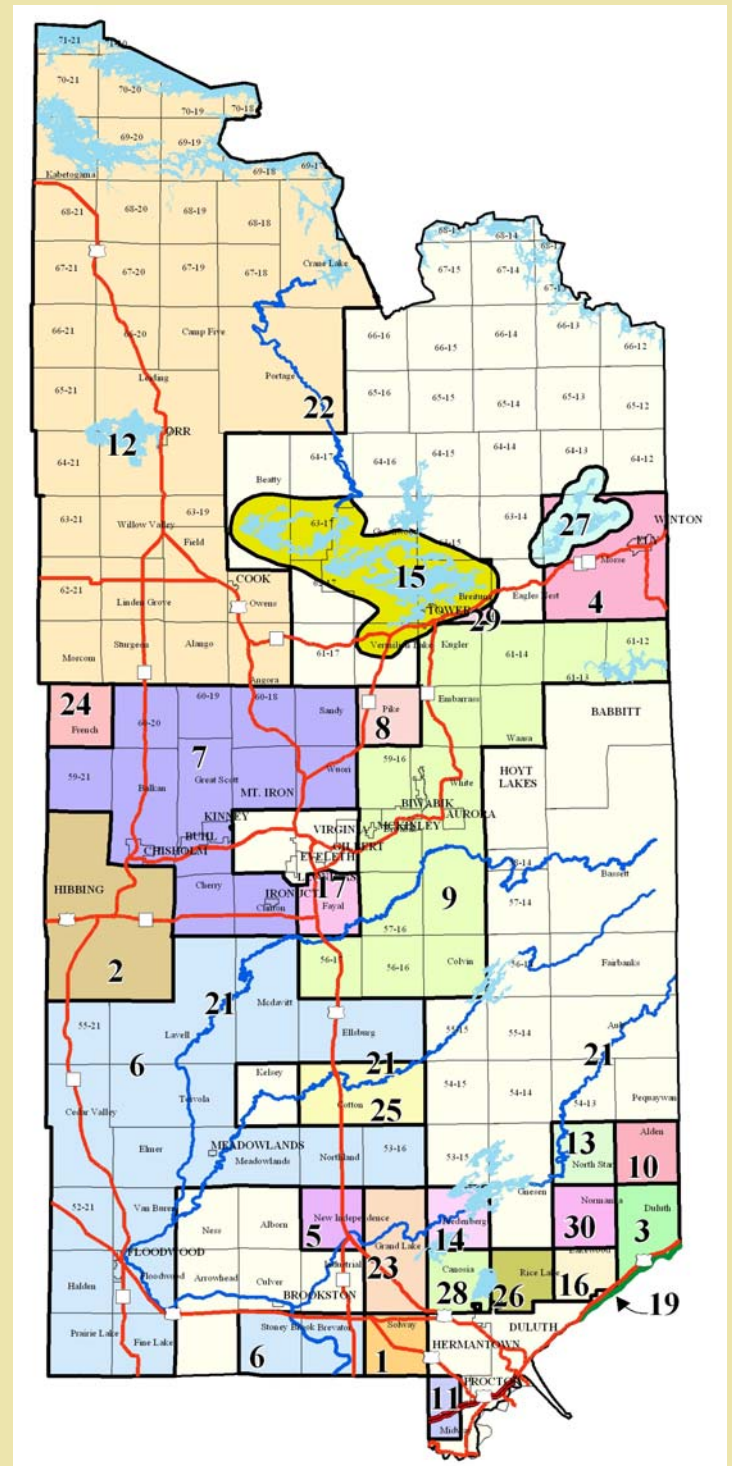
Permit Summary

Land-Use Administration

Comprehensive Plans St. Louis County 2005

Land Use Plans and Their Effective Dates

Section 1	Town of Solway January 6, 1978 March 13, 2001	Section 15	Lake Vermilion Land Use Plan March 25, 1985
Section 2	Town of Stuntz June 12, 1978	Section 16	Town of Lakewood October 22, 1985
Section 3	Town of Duluth January 29, 1979	Section 17	Town of Fayal December 2, 1985 September, 2002
Section 4	Town of Morse February 1, 1979	Section 18	Houseboat Goals and Policies May 26, 1987
Section 5	Town of New Independence April 1, 1979	Section 19	North Shore Management Plan April 24, 1990
Section 6	Southwest Planning Area September 1, 1980	Section 20	St. Louis County Water Plan July 1, 2001
Section 7	West Range Planning Area October 6, 1980	Section 21	St. Louis, Cloquet, Whiteface Corridor Management Plan April 5, 1994
Section 8	Town of Pike September 14, 1981	Section 22	Vermilion River Plan August 15, 1995
Section 9	East Range Plan October 26, 1981	Section 23	Grand Lake Plan May 9, 2000
Section 10	Town of Alden March 22, 1982	Section 24	French Plan May 23, 2000
Section 11	Town of Midway April 12, 1982	Section 25	Cotton Plan April 10, 2001
Section 12	Voyageur Planning Area July 1, 1982	Section 26	Rice Lake Plan November 20, 2001
Section 13	Town of Normanna March 14, 1983	Section 27	Burntside Lake Land Use Plan September 1, 2001
Section 14	Town of Fredenberg December 10, 1984	Section 28	Canosia Land Use Plan March 1, 2003
		Section 29	Breitung Land Use Plan March 15, 2003



Permit Summary

Land-Use Administration

Permit Summary

Board of Adjustment (BOA)

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About Land-Use Permits

The St. Louis County Planning Department regulates land use to encourage the most appropriate use of property while preserving economic and environmental value. To accomplish this task, the Planning Department requires land use permits for:

- Homes/cabins, additions, accessory buildings (garages, sheds, gazebos, screenhouses, saunas, boathouses, and storage buildings), borrow pits, commercial uses, decks, industrial uses, change in use, land alterations to shoreland, home-based businesses, junk/salvage yards, mobile homes, replacing of one structure with another, remodeling, signs, bunkhouses and other special situations.

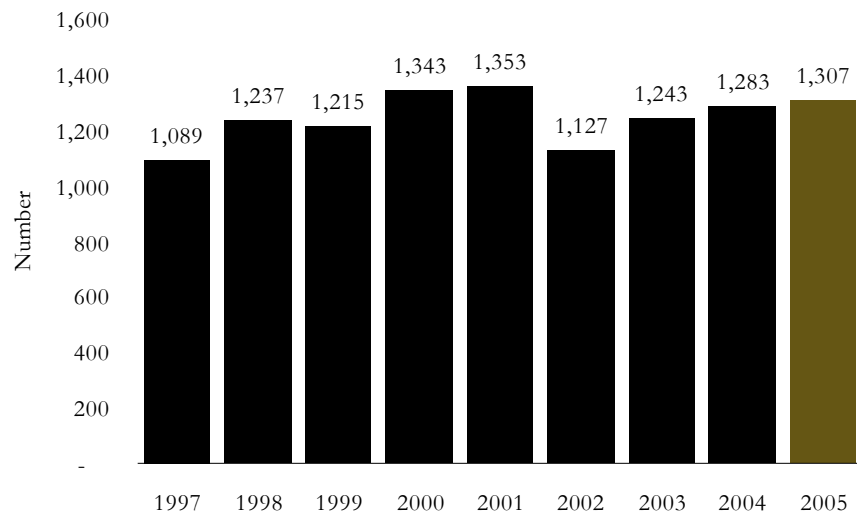
Total Permit Activity

In 2005, there were a total of 1,298 approved land-use permits, variances applications (Planning Department Only), and Planning Commission applications.

Land-use permit activity increased 25% from 932 in 1997 to 1,298 in 2005. Variance applications (Planning Department only) increased 9.2% from 99 in 1997 to 109 in 2005. Planning Commission applications decreased 3.4% from 58 in 1997 to 56 in 2005.

Total Permit Activity 1997-2005

Approved Land-Use Permits, Variances, & Planning Commission Applications



Land-Use Permit by Type 2005

	1997	1998	1999	2000	2001	2002	2003	2004	2005	
									#	% Change '97-'05
Land-Use Permits ¹	932	1,114	1,071	1,161	1,185	945	1,080	1,123	1,132	22%
Variances (Planning Dept. only)	99	81	91	134	101	127	108	104	109	9.2%
Planning Commission Applications ²	58	42	53	48	67	55	55	56	66	13%
Total All Permits	1,089	1,237	1,215	1,343	1,353	1,127	1,243	1,283	1,307	20%

Source: St. Louis County Planning Department, 2005

¹This excludes variance and Planning Commission cases, land-use permits applications denied, pending, voided, and withdrawn.

²This includes conditional use permits, rezonings, plat/subdivision, land use/water plans, ordinance amendments, environmental reviews, and others.

Permit Summary

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land-Use Administration

■ Permit Activity: Dot Maps

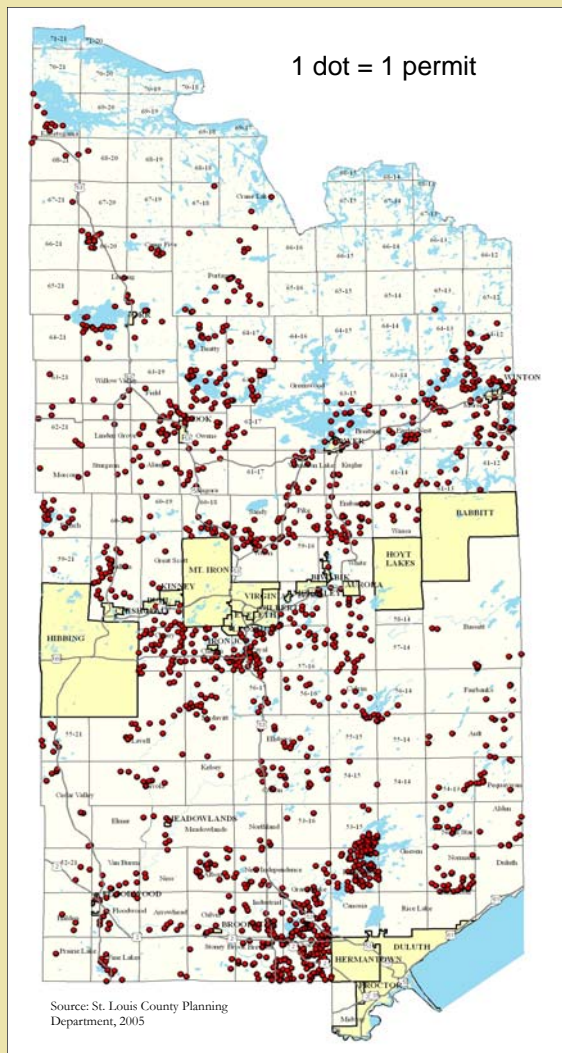
The following maps show permit activity by location across St. Louis County and is intended to portray potential trends and hot spots. One dot equals one permit.

The data will include all the permit activity within the jurisdictions of St. Louis County and excludes any township that administer its own zoning.

Both maps show higher levels of permit activity in the lake regions and rural areas of the county. The rural areas include townships and cities that are considered suburb areas of Duluth.

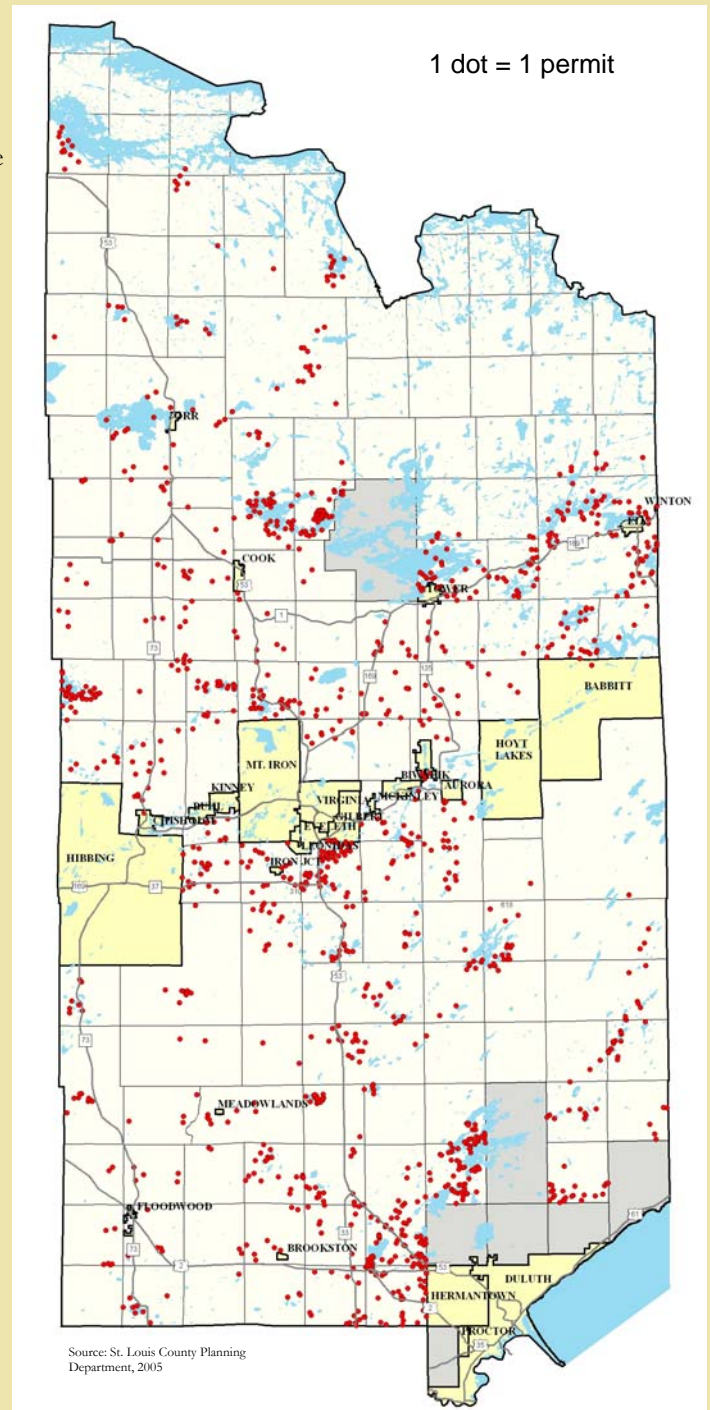
2002-2005 Land Use Permit Activity

All Participating Communities in Permit System



2005 Land Use Permit Activity

All Participating Communities in Permit System



Note: Data extracted from the Minnesota Counties Information System (MCIS) and participating cities,

Permit Summary

Land-Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

■ Permits By Month

Land-use permit applications were received throughout 2005. As road-restrictions are removed in the spring, a large increase in permit applications are received. This generally marks the beginning of the construction season.

Historically, the peak of the land-use permit season is in August, while the low is in February. In 2005, the peak number of applications were reviewed and approved in May, while January experienced the lowest activity.

■ Land-Use Permits By Type

In 2005, the largest amount of land-use approved permits by category were accessory buildings with 519 permits, followed by single-family dwellings with 337 permits, and dwelling additions with 139 permits.

In 2005, the greatest number of approved permits by type were for 289 permits for single-family dwellings with over

600 square feet, 283 permits for accessory building structures over 800 square feet, and 203 permits for accessory building structures between 100-800 square feet.

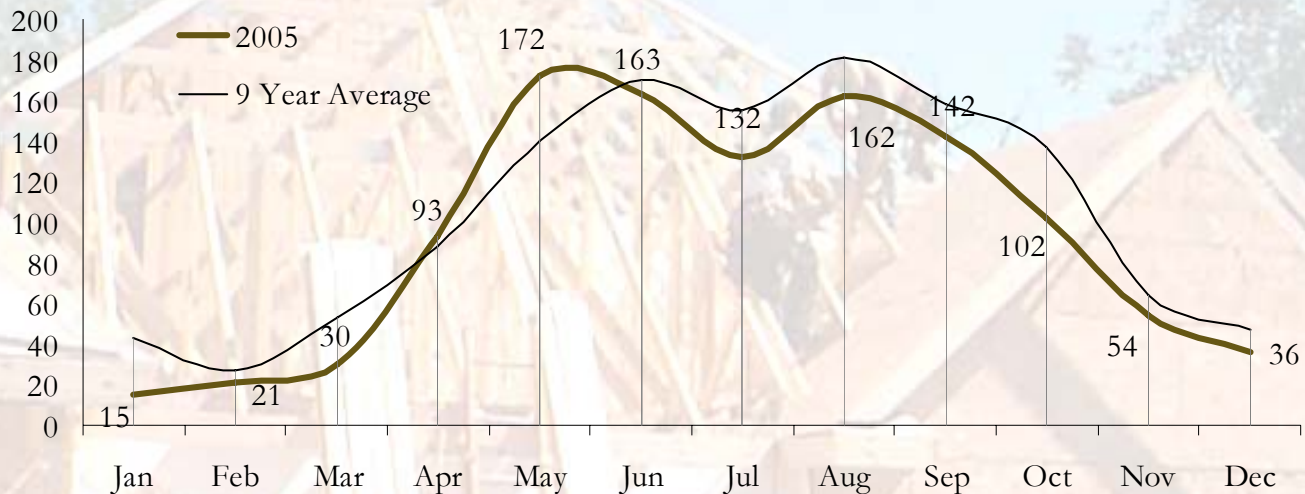
Accessory buildings accounted for approximately 46% of all approved permits in 2005. New construction of single-family dwellings and the establishment of mobile homes accounted for approximately 31.9% of all approved permits. Dwelling additions accounted for approximately 12% of all approved permits. New commercial buildings, additions, and accessory additions accounted for less than 1% of approved permits.

In 2005, variances accounted for approximately 9.6% of all permit activity, while Planning Commission applications accounted for approximately 5.8% of all permit activity.

The adjacent chart is a further breakdown of approved land-use permits within the St. Louis County Planning Department's jurisdiction.

Total Approved Permits by Month

1997-2005 (Excludes Variances and Planning Commission Applications)



Source: St. Louis County Planning Department, 2005

Permit Summary

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land-Use Administration

Land-Use Permit by Type

Total Number 1997-2005

Type	1997	1998	1999	2000	2001	2002	2003	2004	2005	
									#	% of Total
General Land-Use Permits										
Single Family Dwelling (0-600 sq ft)	49	48	43	48	58	42	41	35	32	2.4%
Single Family Dwelling (>600 sq ft)	240	304	291	318	268	217	294	343	289	22.1%
Mobile Home	na ¹	na ¹	na ¹	na ¹	27	12	14	14	16	1.2%
Subtotal	289	352	334	366	353	271	349	409	337	25.7%
Dwelling Addition (0-150 sq ft) ²	20	28	26	31	20	23	15	19	26	2.0%
Dwelling Addition (>150 sq ft) ³	116	166	131	153	99	90	98	95	113	8.6%
Subtotal	136	194	157	184	119	113	113	114	139	10.6%
Accessory Building (100-800 sq ft)	202	230	250	235	198	155	219	189	203	15.5%
Accessory Building (>800 sq ft)	229	248	242	265	269	219	291	283	283	21.7%
Accessory Building Addition	14	19	23	19	37	21	24	31	33	2.5%
Subtotal	445	497	515	519	504	395	534	503	519	39.7%
Commercial Building	6	4	7	6	9	13	5	8	4	0.3%
Commercial Building Addition	12	11	16	10	10	5	3	2	3	0.2%
Commercial Accessory Building	na ⁴	na ⁴	na ⁴	na ⁴	10	4	3	7	1	0.1%
Subtotal	18	15	23	16	29	22	11	17	8	0.6%
Deck	34	45	40	32	34	29	28	37	48	3.7%
Sauna	-	-	-	-	12	18	14	17	34	2.6%
Screened Porch	-	-	-	-	20	21	8	6	13	1.0%
Home Occupation	-	-	-	-	6	3	7	9	4	0.3%
Structure Moving/Storage	-	-	-	-	2	2	2	3	5	0.4%
Other (Performance standards, off-site signs, fee-waived, etc.)	10	11	2	44	106	71	14	8	25	2.0%
General Land-Use Permit Subtotal	932 ⁵	1,114 ⁵	1,071 ⁵	1,161	1,185	945	1,080	1,123	1,132	86.6%

Variance Applications

Variances (Planning Department Only)	99	81	91	134	101	127	108	104	109	8.3%
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Planning Commission Applications

Planning Commission Applications	58	42	53	48	67	55	55	56	66	5.0%
Conditional Use Permits (CUP)	40	27	43	29	41	36	27	33	30	2.3%
Plats/Subdivisions	4	3	5	3	11	6	17	15	23	1.7%
Rezoning	7	2	5	4	6	3	8	5	6	0.4%
Land Use/Water Plans	0	2	0	2	5	3	2	2	1	0.1%
Ordinance	2	1	1	2	2	5	1	0	1	0.1%
Environmental Assessment Worksheet	0	0	0	1	1	0	0	1	4	0.3%
Other	5	1	0	1	0	2	0	0	1	0.1%

TOTAL ALL PERMITS 1,089 1,237 1,215 1,343 1,353 1,127 1,243 1,283 1,307 100.0%

Source: St. Louis County Planning Department, 2005

¹ From 1997-2000 included in single family dwelling by size ² From 1997-2001 Single family addition was 0-125 sq ft. ³ From 1997-2001 Single family addition was >125 sq ft. ⁴ From 1997-2000 data included in commercial building additions ⁵ Data inconsistencies from 1997-1999 due to data systems

Permit Summary

Land-Use Administration

Permit Summary

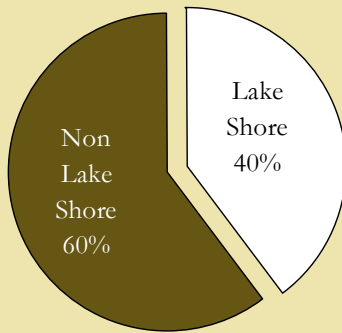
Board of Adjustment (BOA)

Planning Commission

Lakeshore vs. Non-Lakeshore Permits

St. Louis County 2005

(Excludes Variances and Planning Commission Applications)



Of the total approved permits in 2005, 47% were lakeshore-related and 53% were non-lakeshore.

Source: St. Louis County Planning Department, 2005



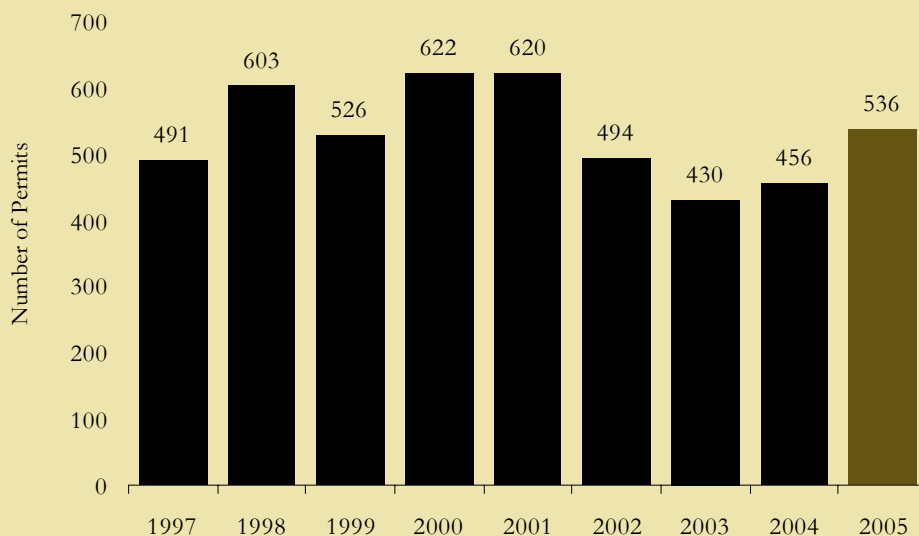
All Permit Activity by Class

By Percent (%) Lakeshore vs. Non-Lakeshore

	1997	1998	1999	2000	2001	2002	2003	2004	2005		
									Number	Percent (%)	Percent (%) Change '97-'05
Non-Lakeshore Permits	55%	51%	57%	54%	54%	56%	60%	60%	596	53%	-7%
Lakeshore Permits	45%	49%	43%	46%	46%	44%	40%	40%	536	47%	+7%

Total Lakeshore Approved Permits

1997-2005 (Excludes Variances and Planning Commission Applications)



In 2005, there were 536 approved lakeshore permits. From 1997-2004, St. Louis County averaged 5 approved lakeshore permits per year in county administered areas.

Source: St. Louis County Planning Department, 2005

Permit Summary

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land-Use Administration



Development Activity by Lake

Approved Permits 1997- 2005

(Excludes Variances and Planning Commission Applications)

Lake	Lake #	# of Permits									Total 1997-2005
		1997	1998	1999	2000	2001	2002	2003	2004	2005	
1. Vermilion	690378	60	41	64	93	72	64	71	87	79	631
2. Island Lake Reservoir	690372	28	48	56	52	37	39	31	25	37	353
3. Burntside	690118	16	19	20	40	24	27	12	15	20	193
4. Whiteface Reservoir	690375	16	19	10	11	10	13	18	24	22	143
5. Tributaries	692008	17	11	9	10	11	22	14	0	19	113
6. Kabetogama	690845	12	9	15	17	10	21	2	17	8	111
7. Pelican	690841	13	22	7	13	12	12	8	7	10	104
8. Fish Lake Flowage	690491	8	12	20	10	11	5	12	12	11	101
9. Bear Island	690115	4	6	12	14	18	13	13	10	9	99
10. Ely	690660	1	11	10	15	14	11	7	9	9	87
11. Birch	690003	9	13	9	17	10	6	4	6	6	80

Source: St. Louis County Planning Department, 2005

Lake Vermilion had the most permit activity in 2005 with 79 approved permits, and the most permit activity from 1997-2005 with 631 approved permits. Island Lake Reservoir had the second most permit activity in 2005 with 37 approved permits, and from 1998-2005 with 353 approved permits.

The remaining lake permit activity in 2005 was Whiteface Reservoir (22), Burntside (20), Tributaries (19), Fish Lake Flowage (11) Pelican (10) Bear Island (9), Ely (9) Kabetogama (8) and Birch (6).

Board of Adjustment (BOA) Summary

Land-Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

Board of Adjustment (BOA) Duties

Duties of the St. Louis County Board of Adjustment (BOA) are:

1. To hear and decide requests for variances¹ from the county's official controls; and
2. To hear and decide appeals of administrative decisions relating to county official controls²

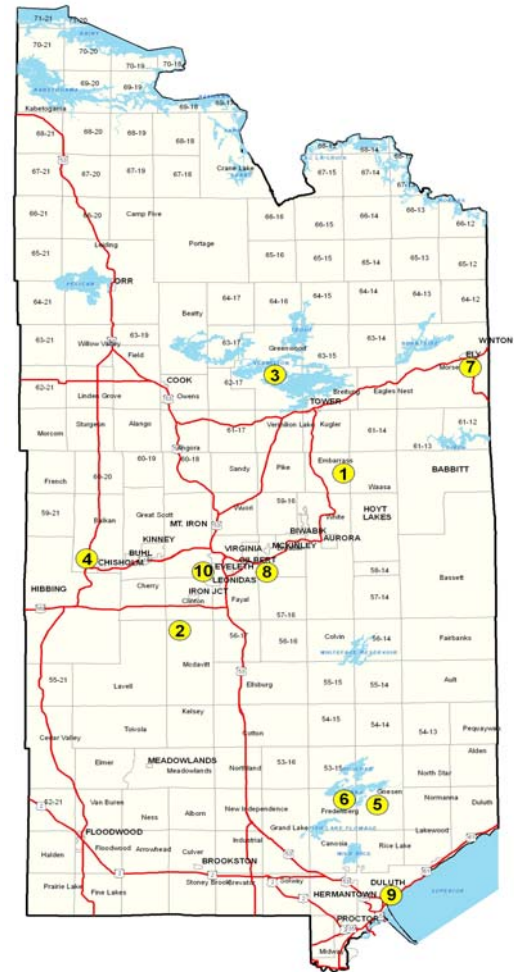
It is impossible to develop official controls managing the physical development of land in sufficient detail to govern all circumstances. Variances from official controls are necessary to provide flexibility in the regulatory process when strict enforcement of official controls would be unreasonable and unfair.

The BOA is responsible for providing this flexibility. However, the BOA should not undermine the standards and objectives of the comprehensive plan and all official controls enacted by the county to further the purpose and objectives of its comprehensive plan. The BOA acts as the safety valve of the county in relieving citizens of unfair application of official controls. At the same time, the BOA acts as a guardian of the purpose and objectives of the comprehensive plan and official controls.

Board of Adjustment (BOA) 2005 Members

- | | |
|----|---------------------|
| 1. | Marilyn Mueller |
| 2. | Julia Maki |
| 3. | Darlene Majkich |
| 4. | George Rogich |
| 5. | Tom Coombe |
| 6. | Stanley Hendrickson |
| 7. | Lee Prinkkila |

Board of Adjustment (BOA) 2005 Member Locations



Board of Adjustment (BOA) Summary

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Reasons for Variances

In the past several years, there has been an increase in development pressures on land use on and near St. Louis County lakes and streams. This has caused an increase in the number of variances requested from the BOA. Below are common reasons for variances:

- Geographic hardship or practical difficulty
- Physical size limitations— wetlands, rock outcrops, steep slopes
- Original development occurred prior to the enactment of land use regulations
- Conversion from seasonal to year round use
- More intensive use often triggers the need for septic updates
- As new regulations are enacted, nonconformities may be created
- Resource protection was not a priority for the original property platters, resulting in small lots

Definitions

Variance

Variance means a modification or variation of official controls.

Official Controls

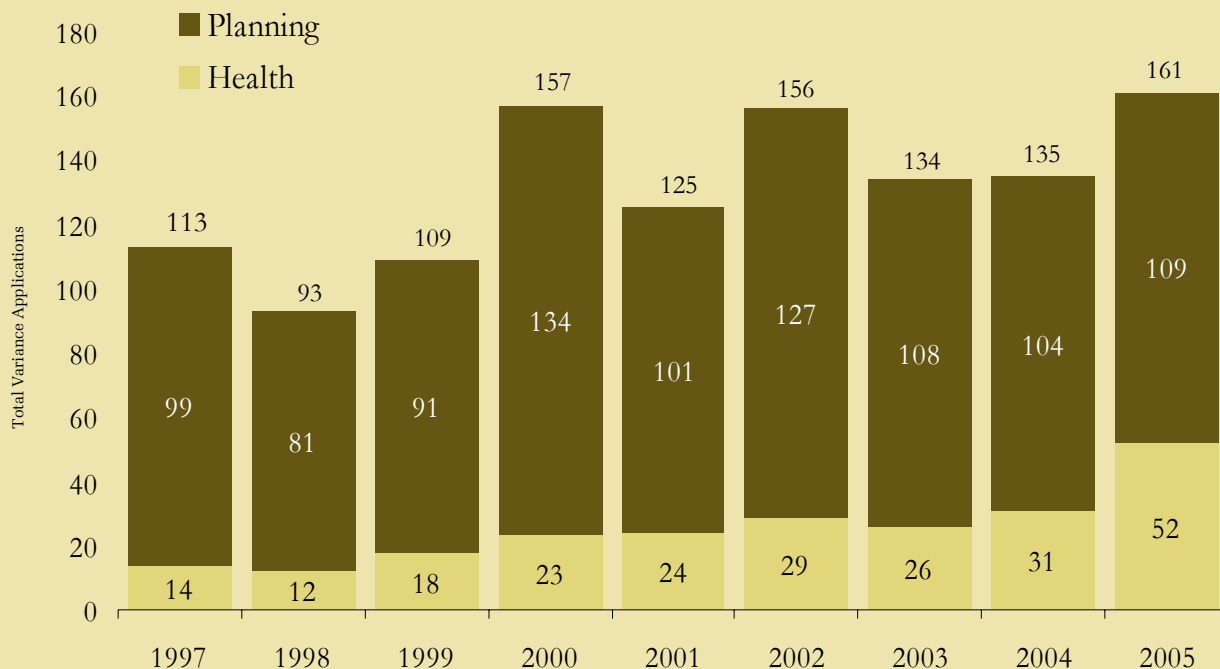
Official controls are legislatively defined and enacted policies, standards, and other criteria, all of which control the physical development of a municipality or a county. County official controls typically include zoning ordinances, subdivision controls, and sanitary ordinances.

Total Variance Applications

The Board of Adjustment (BOA) reviewed a total of 161 variance cases in 2005. Planning Department presented 109 variance cases and the Health Department presented 52 variance cases.

From 1997-2005, the BOA reviewed an average of 131 variance cases per year. Over the same period, the Planning Department presented an average of 106 cases per year, and the Health Department presented an average of 25 cases per year to the BOA.

Total Variance Applications Planning and Health



Source: St. Louis County Planning Department, 2005

Board of Adjustment (BOA) Summary

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■ Lakeshore Variances

A majority of variance applications are related to the development of lakeshore property. In 2005, approximately 96%, or 153 applications, were for variances related to lake property.

■ Variance Applications by Month

In 2005, the season for variance applications began earlier, peaked in September and declined later in the year. Historically, variance applications experience a relatively stable case load (except winter) over the year with late fall experiencing an increase.

■ Variance Requests by Type

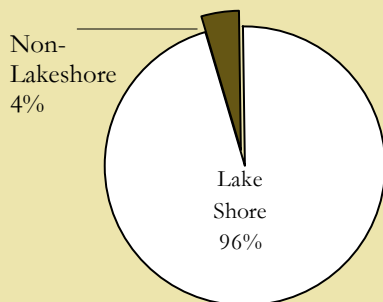
The adjacent chart displays the variance requests by type. Each variance application can have multiple requests for relief from ordinance requirements.

In 2005, there were a total of 160 variance requests for relief from ordinance requirements. The highest number of variance requests were for principal structures relating to lot width/area and shoreline setback.

Overall, shoreline setback relief variance requests were the largest request for all principal and accessory structures, with over-sized additions and sewage system variances in the northern part of the county also ranking fairly high.

Lakeshore Variance Applications 2005

Planning and Health



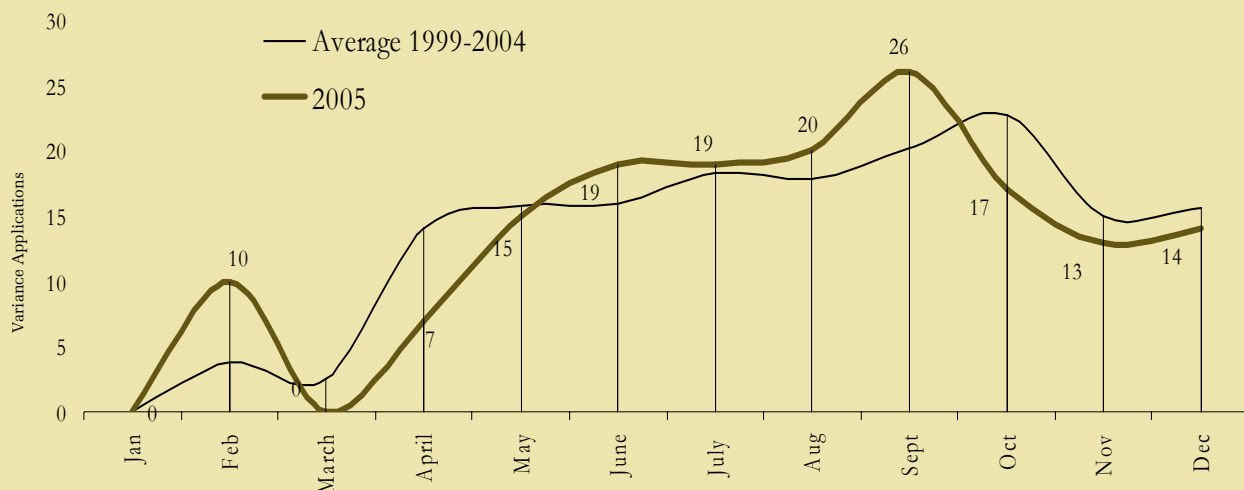
Lakeshore Variance Applications

Planning and Health Department Totals by Percent (%)

	Number			Percent (%) of Total
	2003	2004	2005	
Lakeshore	120	119	153	96%
Non-Lakeshore	14	16	7	4%
Total Requests	134	135	160	100%

Variance Applications by Month

Planning and Health
1999-2005



Source: St. Louis County Planning Department, 2005

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Variance Requests by Type

St. Louis County Planning Department

	2000	2001	2002	2003	2004	2005	Increase or Decrease in Variances 2000-2005
Principal Structures							
Shoreline Setback	28	23	25	18	27	16	↓
Lot Width and/or Area	21	18	11	23	20	19	↓
40% of Lot Width ²	3	6	10	8	7	10	↑
Side Yard Setback	1	3	7	6	4	11	↑
Second Principal Structure	6	3	4	6	4	0	↓
Height Limit	4	1	3	3	5	5	
Road Setback	3	4	2	10	9	4	↓
Rear Yard	0	1	1	3	0	0	
Bluff	1	0	1	3	1	1	
% Lot Coverage	1	0	0	0	0	0	
Sub Total	68	59	64	80	77	66	↓
Primary Additions							
Shoreline Setback	11	7	38	8	7	13	↑
Allowable Size Exceeded	23	22	35	14	11	17	↑
Height Limit	0	0	14	8	6	10	↑
Side Yard Setback	1	1	12	7	1	5	↑
One Addition Allowed	2	0	10	1	3	5	↑
40% of Lot Width ²	0	0	9	3	2	6	↑
Foundation From Lake	1	0	7	1	0	5	↑
Road Setback	3	0	6	2	3	3	
Sub Total	41	30	131	44	33	64	↑
Accessory Structure							
Shoreline Setback	12	9	13	16	5	16	↑
Road Setback	13	14	10	12	3	9	↑
Size Limit	5	2	9	6	7	10	↑
Side Yard Setback	14	4	5	11	6	10	↑
Rear Lot Line	0	0	1	1	0	0	
Second Water Oriented Structure	0	0	1	1	1	2	↑
Sub Total	44	29	39	47	22	47	↑
Other							
Septic	23	24	29	26	26	60	↑
Subdivision Platting	5	1	3	7	2	5	↑
Side Lot Line (Accessory additions)	1	3	1	2	0	0	
Boathouse Size Exceeded	5	3	0	2	1	0	↓
Exceeding % of Impervious Surface	1	0	0	0	0	0	
Appeal of PC decision						1	↑
Sub Total	35	31	33	37	28	66	↑
Total¹	188	149	267	208	160	243	↑

Source: St. Louis County Planning Department, 2005

¹ Indicates the total number of variance requests. An applicant could have several requests per application.

² 40% lot width means that the width of the home or cabin facing the water can not exceed 40% of the lot's total width.

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Planning Commission Duties

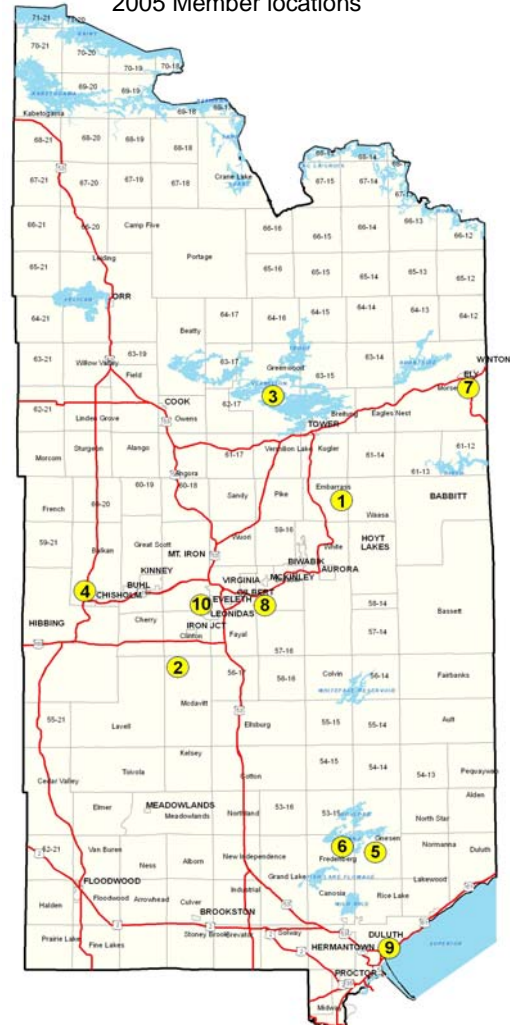
The duties of the St. Louis County Planning Commission are:

1. To prepare and recommend to the St. Louis County Board of Commissioners a county comprehensive plan and official controls necessary to aid in the plan's execution.
2. To review any comprehensive, land use, or other plans or official controls sent to the county for review by any local unit of government, council of governments, or any regional, state, or federal agency, and to make a report to the County Board.
3. To hold all required public hearings for comprehensive plans, official controls, conditional use permit applications, subdivision platting proposals, amendments to the same, and other matters as may be prescribed by county ordinance.
4. To review and act upon (i.e., hold a hearing and make the final declaration) all environmental review petitions, worksheets and impact statements that involve conditional uses, subdivision plats or other development proposals.

Planning Commission 2005 Members

- | | |
|----|------------------|
| 1. | Julia Ann Maki |
| 2. | Dale W. Nelson |
| 3. | Paula Bloczynski |
| 4. | Don Nienas |
| 5. | Gunnar Johnson |
| 6. | Ron Envall |
| 7. | Barb Berglund |
| 8. | Jack Huhta |
| 9. | Dennis Fink |

Planning Commission Members 2005 Member locations



Planning Commission Summary

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Overview

The Planning Commission reviews conditional-use permits, subdivision plats, rezonings, and land use plans. These types of applications and proposals have the potential of affecting neighbors, the community and the county.

Members of the public, as well as local, county, state and federal organizations, comment on issues of concern. Common areas discussed during the public hearings include: environmental limitations of a site such as wetlands and the ability of property to support sewage treatment; capacity of roads to handle increased development; location of buildings on a property; hours and days of operation; and controlling waste, dust and noise from a operation.

Conditional-Use Permits

A conditional-use is defined in the county zoning ordinance as a land use or development that would not generally be appropriate without certain restrictions placed upon the use and a review to determine if it is compatible with the county land-use plan.

Examples of conditional-use cases reviewed by the Planning Commission include: campgrounds, gravel pits, resort expansions, mini storage operations, and certain types of home based businesses.

All conditional-use applications require a public hearing and an inspection by county staff. Property owners in the area of the

proposed development receive notice of the public hearing along with the town government.

The Planning Commission, after the close of the public hearing, will make a decision on the proposal. This decision may be to turn down the application, or it may involve approving the application with conditions.

2005 Total Applications & Type

In 2005, the St. Louis County Planning Commission reviewed 66 applications. This is slightly higher than the 10-year average of 54 applications per year since 1995.

In 2005, Subdivision plats and Planned Unit Development's (PUD) accounted for 39.3% (48 applications) of the 56 applications heard by the Planning Commission.

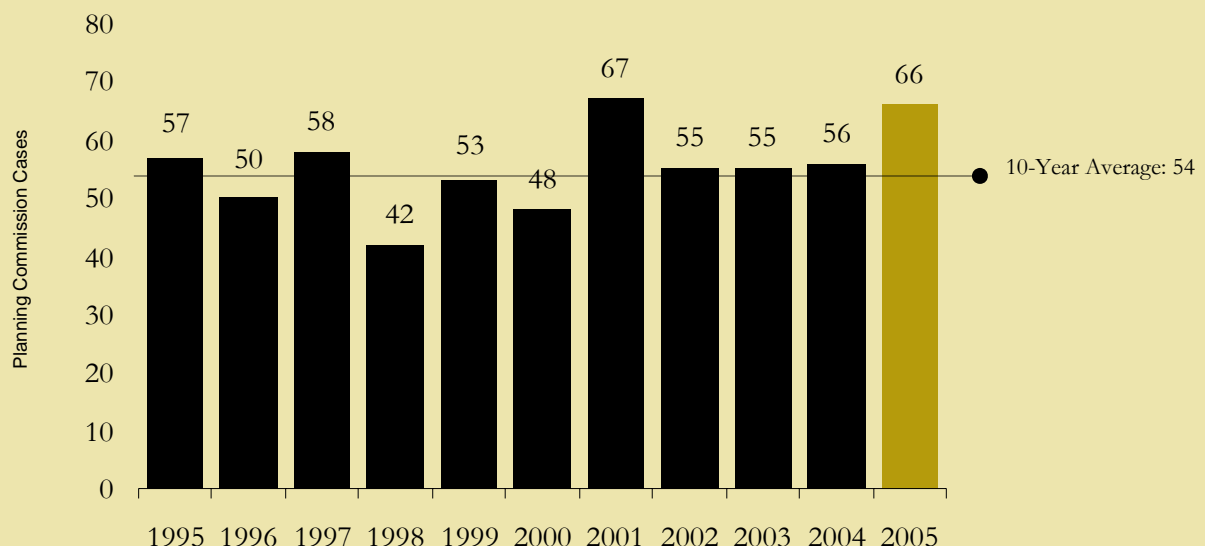
There were 17 plats and subdivision applications reviewed in 2005, whereas, historically an average of 4-5 applications are reviewed annually from 1995-2002.

In 2005, the Planning Commission reviewed 2 applications for home-based businesses, consistent with the yearly average from 1995-2004.

About Shoreland & Non-Shoreland Areas

Shoreland areas are defined in state law as that area within 1,000

**Total Planning Commission Applications
1995-2005**



Source: St. Louis County Planning Department, 2005

Note: Planning Commission applications include all conditional use permits, rezonings, plat/subdivision, land use/water plans, ordinances, EAW, and others.

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feet of a lake or 300 feet of a river. Shoreland areas have some of the highest concentration of property values in the county as well as having some of the most challenging land use and environmental issues.

These issues exist because of the high value people place on our lakes and rivers, the density of development that exists in these areas, and available land for development often has environmental constraints that encouraged projects to be directed towards the better land.

Non-shoreland areas are lands away from lakes and rivers and are considered non-shoreland property. Development in these areas

often present different but equally significant land use and environmental concerns. Those issues include: impact upon neighbors, legality and quality of road access, waste disposal, and noise and dust.

Development proposals tend to be on a larger scale due to the generally lower-priced land. These proposals may include gravel pits, manufacturing, storage facilities, salvage yards, kennels, churches, and community centers. Non-shoreland development also includes home based businesses that could result in a need for a conditional-use permit.

Shoreland Applications

In 2005, the Planning Commission reviewed 36 shoreland

Planning Commission Applications by Type

Total Number 1995-2005

Permit Type	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
											#	% of Total
Conditional Use Permits (CUP)	36	38	40	27	43	29	41	36	27	33	36	54.5%
<i>Sales and Service</i>	9	9	10	10	9	10	5	3	2	6	9	13.6%
<i>Borrow Pit</i>	5	9	11	4	10	3	3	9	5	4	8	12%
<i>Resorts/ Campground/ B&B</i>	7	5	3	8	0	3	8	4	6	6	5	7.5%
<i>Other</i>	4	4	3	0	8	1	11	10	1	5	1	1.5%
<i>Rural Industry</i>	6	4	6	4	12	3	2	0	0	0	1	1.5%
<i>Mini-Storage</i>	1	3	3	1	2	3	5	4	2	2	4	6%
<i>Home-Based Business</i>	0	0	0	0	0	1	3	5	9	3	2	3%
<i>Planned Unit Development (PUD)</i>	4	3	2	0	2	1	1	0	2	7	5	7.5%
<i>Communication Towers</i>	0	1	2	0	0	4	3	1	0	0	3	4.5%
Plats/Subdivisions	2	3	4	3	5	3	11	6	17	15	17	25.7%
Rezoning	7	5	7	2	5	4	6	3	8	5	6	9%
Land Use/Water Plans	0	0	0	2	0	2	5	3	2	2	1	1.5%
Ordinance	3	0	2	1	1	2	2	5	1	0	0	0.0%
Environmental Assessment Worksheet	3	1	0	0	0	1	1	0	0	1	3	4.5%
Other	6	3	5	1	0	1	0	2	0	0	3	4.5%
Total Applications	57	50	58	42	53	48	67	55	55	56	66	100.0%

Source: St. Louis County Planning Department, 2005. Note: Plat /subdivision are only the number of applications reviewed by the Planning Commission.

Planning Commission Summary

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Board of Adjustment (BOA)

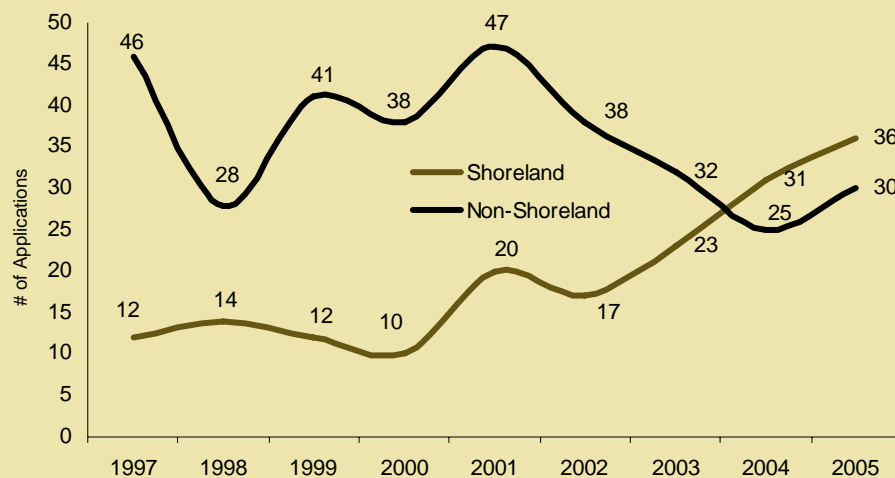
Permit Summary

Land-Use Administration

applications, representing 54.5% of the total of 66 applications.

In general, the Planning Commission has reviewed an increased number of applications related to shoreland over the past three years.

Shoreland vs. Non-Shoreland Applications 1997-2005



Source: St. Louis County Planning Department, 2005



Planning Commission Summary

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Plats & Subdivision: 2005

	Lake Name	Township	Lots	Recorded (County Board Approval)
Recorded Plats				
East Bay Shores	Fenske	57-16		March
North Star 2nd Addition		62-15 Breitung		July
Island View Estates		52-14		August
Sanctuary Point		60-14 Waasa		October
1st Addition to Sands of South Sturgeon		69-21		November
Peterson Point		62-15 Breitung		November
Longfellows Retreat		63-18		December
Sellars Beach		60-21		December
Plats Denied				
Comstock Lake 4th Addition	Comstock			
Preliminary Plats and Planned Unit Developments (PUD's)				
Moose Haven Estates	Vermilion	63-17 Unorg	3 lake, 6 non lake	March
Hay Creek Bay	Island	52-14 Gnesen	5 lake lots	May
Birch Portage Landing	Birch	61-12 Unorg	19 lake lots	June
Gateway North PUD amendment	Shagawa	63-12 Morse	3 previous cabins one new additional cabin	June
Echo Shores Preliminary Plat	Fenske	64-12 Unorg	2 lake, 6 non lake and 2 outlots	July
Floodwood Preserve	Floodwood	54-21 Cedar Valley	8 lake, 4 non lake, 1 outlot	July
Webers Woods	Vermilion	63-15 Unorg	2 lake lots	July
Pats Trace	Vermilion	63-17 Unorg	4 lake lots, 4 non lake	July
Pine Cove	Vermilion	63-17 Unorg	3 lake lots	July
Longfellows Retreat on Vermilion	Vermilion	63-18 Beatty	7 lake lots 10 backlots	July
Blackduck Shores First Addition	Blackduck	66-19 Camp Five	16 lots, 1 outlot	July
Sellar's Beach	So Sturgeon	60-21 French	5 lake lots, 2 non lake and 1 outlot	August
Northview Shores Retreat	Mud Hen	56-16 Unorg	4 lots	September
Luna Lake Retreat	Luna	60-21 French	10 lake, 5 non lake	September
Rearrangement of King's Court		52-13 Normanna	2 lots	October
Common Interest Community (CIC's) Approved				
Scotts Cabins on Crane Lake	Crane	67-17 Crane Lake	10 units	January
Voyageur Lakes Development (Keller)	Crane	67-17 Crane Lake	3 lake, 35 non lake	June
Bear Ridge at Ash River	Ash River	68-19 Unorg	10 units	August
Turtle Rock Shores	Elephant	66-19 Camp Five	11 units	October
Rocky Point Condominiums	Kabetogama	69-21 Kabetogama	11 units	October
Common Interest Community (CIC's) Denied				
Voyageur Shores CIC	Kabetogama	69-21 Kabetogama	4 units	August

Planning Commission Summary

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Board of Adjustment (BOA)

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Land-Use Administration

■ Referrals to County Board

In 2005, the St. Louis County Board considered 14 items referred to it from the Planning Commission.

The Planning Commission makes recommendations to the County Board on re-zonings, subdivision plats, ordinance amendments and land-use plans. Recommended items included: four re-zonings and ten subdivision plats.

Subdivision plat activity stayed consistent and the County Board approved ten subdivision plats, of which seven were on lakes.

Rezoning activity decreased in 2005 by one, based on the Planning

Commission's recommendations.

Reasons for plat denials related primarily to road access and location of septic systems. Reasons for Common Interest community denials were due to water supply, road access, and sewage system location.

One re-zoning was denied.

Planning Commission Referrals to County Board: 2005

	Planning Commission Approval	Board Action 2005
Land-Use Plans		
1. N/A		
Rezoning		
2. Embarrass	July 14, 2005	October 11, 2005
3. Great Scott	January 13, 2005	April 26, 2005
4. Larson (Town of White)	Denied on Dec. 18, 2004	
5. Sandy	August 11, 2005	October 11, 2005
Plats		
6. Final Approval: East Bay Shores	September 2003	February 2005
7. Final Approval: Highland Estates	October 2004	February 2005
8. Final Approval: Island View Estates	October 2004	July 2005
9. Final Approval: Sands of South Sturgeon First Addition	July 2005	October 2005
10. Final Approval: Sanctuary Point	June 2004	September 2005
11. Final Approval: Peterson Point	November 2003	October 2005
12. Final Approval: Sellars Beach	May 2002	December 2005
13. Final Approval: Longfellows Retreat on Vermilion	July 2005	December 2005

Land Use Administration

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Permit Fees

St. Louis County Planning Department

Revenue Code	Land Use	2005 Fee (\$)
1301	Change in height, pitch or projection of a roof	50
1302	Change in use (structure)	100
1300	Single family dwelling less than 600 sq. ft.	75
1314	Single family dwelling greater than or equal to 600 sq. ft.	200
1315	Mobile home	100
1316	Dwelling addition less than 150 sq. ft.	50
1317	Dwelling addition greater than or equal to 150 sq. ft.	100
1318	Accessory building 100-800 sq. ft.	75
1312	Accessory building greater than or equal to 800 sq. ft.	100
1313	Accessory building additions	50
1327	Structure moving/storage	50
1328	Variance without a structure	300
1329	Variance with a structure	450
1307	Deck	50
1330	Sauna	75
1331	Screened porch	75
1332	Foundation (including slab)	50
1320	Commercial building	200
1321	Commercial building addition	200
1322	Commercial accessory building	100
1324	Conditional use	500
1326	Home occupation	50
1340	Subdivision plat	800
1341	Subdivision plat design waiver	100
1342	Rezoning ordinance map amendments	400
1344	Environmental assessment worksheet	500
1345	Planned unit development	500
1346	Certificate of survey	250
1347	Site evaluation	100
1350	Zoning ordinance copy	10
1351	Salvage facility permit	150
1352	Borrow pit permit	250
1353	Off-site sign	25
1354	Performance standard permit	150
1355	Commercial billboard	100
1360	Wetland determination	100
1361	Wetland field delineation	450
1362	Wetland replacement plan review	300
1319	Late fee	2X
1370	Multiple variance/Conditional use	450
1333	Multiple variance/Conditional use (commercial)	600
	Multiple variance: Land use / Health	600

Source: St. Louis County Planning Department, 2005